

Legend

- Gainsborough Lodge Site Boundary
- Application Boundary
- Proposed Stage Boundary
- 1m Contours
- Existing Rural, 100 ha (TRC)
- Proposed Low Density Residential
- Indicative 2m Wide Footpath
- Indicative 1.5m Wide Footpath
- Indicative Basin (RMA)

Land Budget

Land Use	Area	(%)
Area of Proposed Stage	6.830 ha	100.0%
Saleable Area		
Residential Allotments	4.013 ha	58.8%
Total Area of Allotments	4.013 ha	58.8%
Road		
Distributor Road	1.001 ha	14.7%
Local Access Road	1.159 ha	17.0%
Local Access Road in Rural	0.570 ha	8.3%
Hursley Road Resumption	0.087 ha	1.3%
Total Area of New Road	2.817 ha	41.2%

Yield Breakdown

Single Family Dwellings	Proposed Stage	
33.5m - 40m Deep Product	Yield	(%)
500m² - 599m²	4	7.1%
600m² - 699m²	21	37.5%
700m² - 799m²	14	25.0%
800m² - 999m²	17	30.4%
Total Residential Allotments	56	100.0%

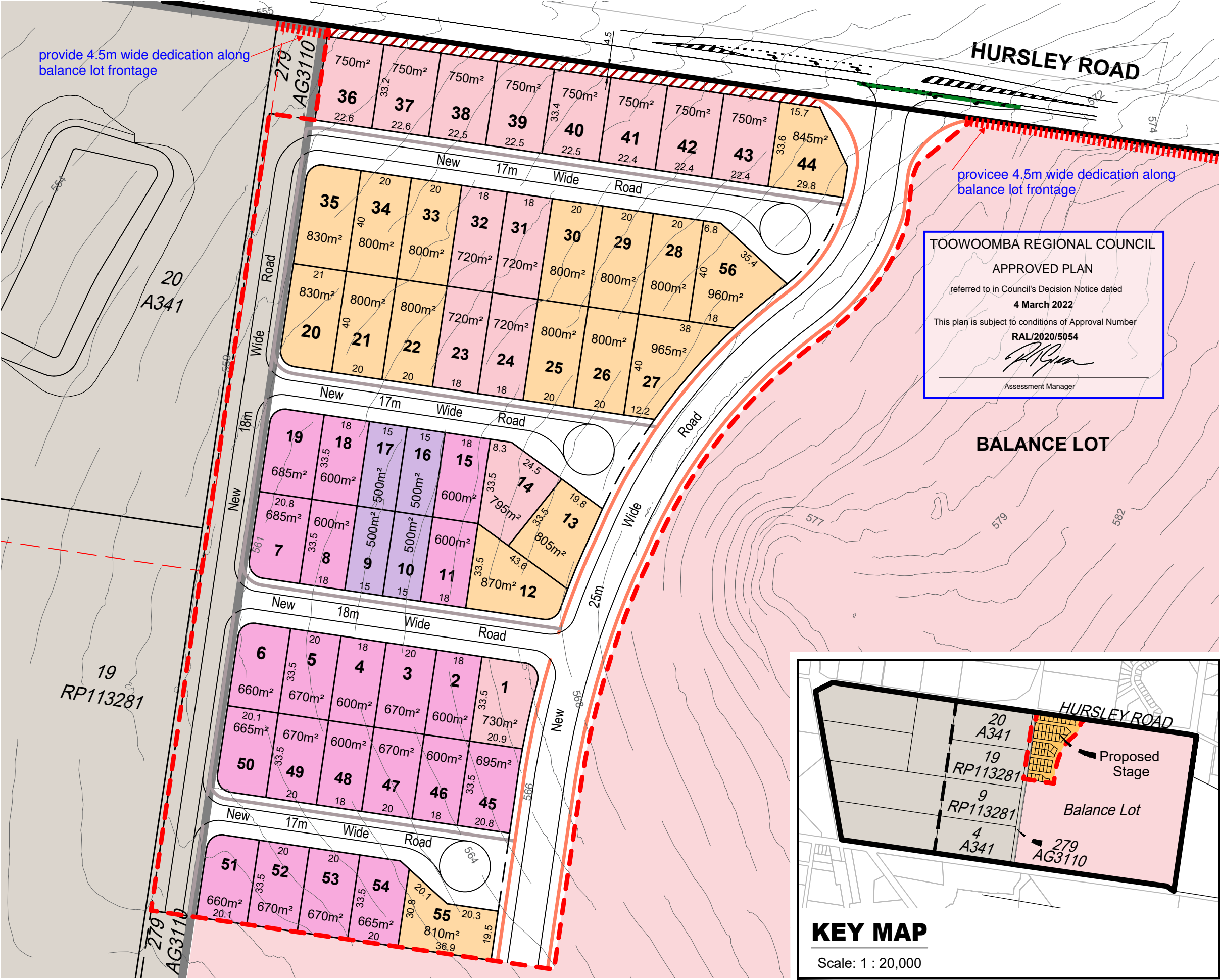
Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: Saunders Havill
Adjoining information: DCDB
Contours: Saunders Havill
Hursely Road Truncation: Tipex (20005-001 Rev A)

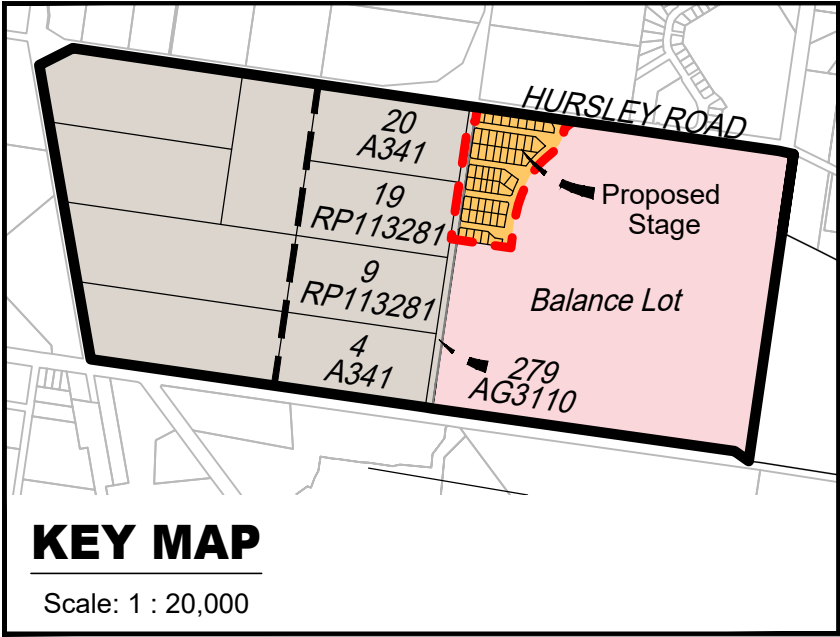
PLAN REF: 136664 – 27
Rev No: D
DATE: 24 FEBRUARY 2022
CLIENT: GAINSBOROUGH DEVELOPMENTS PTY LTD
DRAWN BY: JC
CHECKED BY: PHE



0 20 40 60 80 100 1 : 1,500 @ A3



TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
referred to in Council's Decision Notice dated
4 March 2022
This plan is subject to conditions of Approval Number
RAL/2020/5054
Assessment Manager



KEY MAP

Scale: 1 : 20,000

GAINSBOROUGH LODGE
PROPOSAL PLAN

URBAN DESIGN
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